

Note: The following cases are included in this ad.
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Process No.	Applicant Name
99-449	CHARLES F. REBOZO
01-160	TAZ INVESTMENTS LLC
01-219	FREDERICK T. PETERS MARITAL TRUST
01-333	ROBERT BOREK, ET AL.
01-348	SODA PROPERTIES LLC
02-076	ALEJANDRO ZAMPIERI

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/23/02 TO THIS DATE:

HEARING NO. 02-1-CZ15-4 (01-348)

9-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SODA PROPERTIES LLC

- (1) GU & AU to RU-1M(a)
- (2) SPECIAL EXCEPTION to permit a site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Cutler Run Residential Development," as prepared by BGA Design Group, dated received March 30, 2002 consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": A portion of land in the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 9, Township 56 South, Range 40 East, more particularly described as follows:
Begin at the Northeast corner of Tract "D" of OLD CUTLER CENTER, Plat book 129, Page 58; thence run N89°0'59"E for 1,408.4' to the intersection with the east line of the NE $\frac{1}{4}$ of said Section 9; thence S0°51'6"E along said east line of the NE $\frac{1}{4}$ for 885.46' to the intersection with the south line of the north $\frac{2}{3}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 9; thence S88°51'13"W along said south line of the north $\frac{2}{3}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ for 2,665.23' to the intersection with the west line of the NE $\frac{1}{4}$ of said Section 9; thence N0°51'6"W along said west line of the NE $\frac{1}{4}$ for 226.34'; thence the following three courses along the south and east boundary line of said Tract "D"; thence N73°55'38"E for 855.92'; thence N88°58'36"E for 430.91'; thence N0°51'6"W for 443.71' to the Point of beginning.

LOCATION: Between S.W. 87 Avenue and S.W. 92 Avenue, approximately 440' north of S.W. 208 Street (Earhart Avenue), Miami-Dade County, Florida.

SIZE OF PROPERTY: 39.49 Gross Acres

GU (Interim)
AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family Residential District)

THE FOLLOWING HEARING WAS DEFERRED & REVISED ON 4/23/02 TO THIS DATE:

HEARING NO. 01-11-CZ15-3 (01-219)

9-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: FREDERICK T. PETERS MARITAL TRUST

(1) GU and AU to RU-1M(a)

(2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Old Cutler/Galloway," as prepared by BGA Design Group and dated revised 3/20/02 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 1/3 of the south 1/2 of the NE 1/4 of Section 11, Township 56 South, Range 40 East

LOCATION: North of S.W. 208 Street (Earhart Avenue), between S.W. 87 Avenue and S.W. 92 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 27.02 Acres

GU (Interim)

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/23/02 TO THIS DATE:

HEARING NO. 02-3-CZ15-3 (99-449)

23-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: CHARLES F. REBOZO

- (1) AU & BU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 18 parking spaces (81 parking spaces required).
- (4) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS requiring a 7' wide landscape strip where parking abuts a right-of-way and a 5' wide landscaping strip where the parking lot abuts a residentially zoned property; to waive same along the interior side (south and Northeast) property lines and along a portion of the rear (east) property line.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential zone; to waive same along the interior side (south, NE/ly & NW/ly) property lines.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a wall to be setback 10' from the rear (east) property line on a through lot; to waive same to permit the wall to be on the property line.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS requiring the section line road for S.W. 127th Avenue to be 100' in width; to vary same to permit a right-of-way width of 35' (50' required) on the west side of S.W. 127th Avenue.

OR IN THE ALTERNATIVE TO REQUEST #7, THE FOLLOWING:

- (8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed auto service garage to setback 5' (20' required) from the rear (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Charles F. Rebozo Treasure Auto Sales & Leasing," as prepared by De La Pezuela & Associates, dated 11/17/01 and hand revised 1/4/02 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: LOT 1, Deed book 3949, Page 232: All of the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East, which lies SE/ly of, and immediately adjacent to the SE/ly right-of-way line of State Road No. 5, as shown on the State Road Department right-of-way Map, Section 8702-108, Road No. 5, Plat book 50, Page 39, except the property heretofore conveyed by the Grantors herein to the Grantees herein on August 7, 1952, by Warranty Deed recorded in Deed Book 3634, Page 286. AND: LOT 2, Deed book 3634, Page 286: That part of Section 23, Township 56 South, Range 39 East described as follows:

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APPLICANT: CHARLES F. REBOZO

PAGE TWO

Beginning at a point on the SE/ly side of State Highway #5 and other land of the grantors herein 159.61' in a SW/ly direction from the point at which the SE/ly side of the said State highway #5 intersects the E/ly section line of Section 23, Township 56 South, Range 39 East, Plat book 50, Page 82; thence in a NW/ly direction along the right-of-way of said highway 79.87' to a point; thence continuing along the right-of-way of said highway in a SW/ly direction 150' to a point; thence at right angles to tangent of said highway, in a SE/ly direction along other lands of the grantor herein 246.21'± to a point on the N/ly property line of Vina Smith; thence E/ly along Smith's land 96.67'± to the E/ly line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said section line in a N/ly direction 111.84'± to a point on a line which would be the continuation of the right-of-way line running SE/ly and NW/ly aforementioned as extended in a SE/ly direction to its intersection with the E/ly section line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said line in a NW/ly direction 157.64'± to the Point of beginning in the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East.

LOCATION: 23333 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.03 Acres

AU (Agricultural – Residential)

BU-2 (Business – Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/23/02 TO THIS DATE:

HEARING NO. 02-4-CZ15-1 (01-160)

5-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: TAZ INVESTMENTS LLC

- (1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4ZAB-162-92 and only as it applies to the subject property.
- (2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions from the subject property so the applicant may develop the property under the present zoning regulations for the underlying zones.

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION 11, Plat book 142, Page 51.

LOCATION: The south side of Broad Channel Road and approximately 400’ SE/ly of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

HEARING NO. 02-6-CZ15-1 (02-76)

26-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: ALEJANDRO ZAMPIERI

- (1) AU to RU-1
- (2) SPECIAL EXCEPTION to permit a site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Zampieri Subdivision," as prepared by Mario Prats, Jr. & Associates, dated January 25, 2002 and elevations by AAZ Enterprises, Inc., dated 3/4/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the NE $\frac{1}{4}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 56 South, Range 39 East, less the east 25' for the right-of-way.

LOCATION: The south side of S.W. 260 Street and west of S.W. 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.77 Acres

AU (Agricultural – Residential)
RU-1 (Single Family Residential)

HEARING NO. 02-6-CZ15-1 (01-333)

19-56-40 &
24-56-39
Council Area 15
Comm. Dist. 8

APPLICANTS: ROBERT BOREK, ET AL.

- (1) AU to PAD
- (2) SPECIAL EXCEPTION to permit a conceptual site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Proposed 60 Acre P.A. D.," as prepared by Jarosz, Rosello & Balboa, dated revised 4/12/02 and consisting of ten pages and "Landscape Plans," as prepared by Witkin Design Group, dated 3/15/02 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL #1: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof. AND: PARCEL #2: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the west 40' thereof. AND: PARCEL #3: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the east 175' of the north 75' and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the west 418' of the south 520' in Section 19, Township 56 South, Range 40 East. AND: PARCEL #4: The west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND: PARCEL #5: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 902.55' and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the street dedication, in Section 24, Township 56 South, Range 39 East. LESS: COMMERCIAL SITE: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, and the west 86' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: North of S.W. 248 Street and both sides of S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60 Acres

AU (Agricultural – Residential)
PAD (Planned Area Development)